

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	MR & MRS T ROBINSON	Code Number	LLR P/2021/0763
Agent	MR STEVE JONES D S JONES AND CO 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	16/07/2021
		Decision Date	29/11/2021

Town and Country Planning Act, 1990

Location of application

BEVERLEY, 4 GATE ROAD, FRONCYSYLLTE, LLANGOLLEN, LL20 7RH

Description of application

ESTYNIAD LLAWR CYNTAF AC ADDASIADAU I'R ANNEDD / FIRST FLOOR EXTENSION AND ALTERATIONS TO DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are the following:-

GDP1 Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. By virtue of its scale and design, the large dormer window proposed within the front roof slope would over dominate the roof space and be to the detriment of the character and appearance of the dwelling. The roof extension would appear incongruous within the existing setting of simply designed, single storey dwellings, which provide a uniform street frontage. The proposed development fails to accord with the character of the site or to make a positive contribution to the appearance of the locality, contrary to Policy GDP1 of the Wrexham Unitary Development Plan.

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D S JONES AND CO
26 PROSPECT DRIVE
COEDPOETH
WREXHAM
LL11 3PE

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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm